

DAB I: May 8, 2023

BACKGROUND: The applicant is requesting a zone change from LI Limited Industrial District and GI General Industrial District to PUD Planned Unit Development to create the Love's Travel Stop Planned Unit Development (PUD #113). The site is approximately 19.18 acres in size and is generally located on the northwest corner of East 21st Street North and I-135. The proposed PUD would permit a travel/truck stop, overnight RV parking, and custom sign standards along I-135. The site consists of two parcels, Parcel 1 is located on the east side of North Cleveland Avenue and north of New York Avenue. Parcel 2 south of New York Avenue and abuts East 21st Street.

The applicant is proposing to develop a travel/truck stop which will include the following uses:

- filling station for automobiles and semi-trucks;
- semi-truck repair and wash;
- restaurant with drive-thru;
- convenience store;
- electric vehicle (EV) charging station;
- recreational vehicle (RV) hook ups for overnight parking (Recreational Vehicle Campground); and
- dog exercise area.

Parcel 1 is proposed to be developed with the semi-truck repair and wash facility. Parcel 2 is proposed to house the remainder of the uses.

Development Standards

The proposed PUD does not alter any development standards such as building setbacks, height or parking. All of the above uses, except the Recreational Vehicle Campground are permitted in the existing LI and GI zoning districts. The proposed PUD zoning is to permit the RV overnight parking (for less than 4 consecutive days) and additional sign rights for the pole sign along the I-135 highway frontage. The PUD also prohibits the following uses: *those uses contained in the Environmental Use Control Agreement (Attached); Adult Book and Video Stores or other Sexually Oriented Businesses; Community Corrections Facilities; Half-way Houses; Drug or Alcohol Rehabilitation Facilities; New and/or Used Car Lots; Multi-game, Casino-Style Gambling; Commercial Billboards used for third party advertising; Billboards or signage that does not comply with all state and local rules and regulations, including lighting, height, spacing, and distancing requirements (unless modified by the PUD); Payday Lenders, Short term lending, or check cashing institutions as these are listed in the Tax Increment Financing (TIF) development agreement between the City of Wichita and ICT21, LLC.*

Signage

The applicant is proposing seven ground or pole signs throughout the campus that conform to the Wichita Sign Code standards for industrial zoning districts. The largest of these signs will be a 25-foot pole sign along East 21st Street listing fuel prices and other on-site uses. The other six signs will be a combination of directional and way-finding signage.

Additionally, the applicant is also proposing an 80-foot pole sign with approximately 1,400 square feet of signage along the I-135 frontage. As seen in the attached exhibit, the proposed sign includes the Love's logo and advertisement for the on-site restaurant atop twin fuel price displays. It also provides space to advertise an additional on-site restaurant and the logo for the semi-truck repair/wash facility. The Sign Code permits the height of a sign to be 20 feet above an elevated highway and the square footage is a calculation of 80 percent of the linear highway frontage. Similar signs in the area have been elevated to a height of 50-60 feet for visibility over I-135. Based on the linear feet of highway frontage of both parcels combined, the subject site would be allowed up to 700 total square feet of signage along I-135 with a maximum square-footage of a single sign being 300 square feet.

In support of the requested height and area for the sign, the applicant provides the attached justification detailing the basis for the requested height and size. In general, the height and size of the sign is designed to provide ample visibility for semi-truck drivers to know a truck stop is ahead, which will give them enough time to make whatever required maneuvers in order to safely exit the highway. The applicant also provided the attached visibility exhibits from various distances on I-135 north and south of the subject site.

Staff is not opposed to the height and size of the proposed sign based on the evidence provided by the applicant and the context of the surrounding area. The surrounding context is GI General Industrial District zoning with warehousing, other industrial uses, and vacant land. The nearest residence is over 630 feet east of the proposed location of the sign, on the east side of I-135. It is unlikely that the proposed sign will increase light pollution in the area as the interchange of I-135 and East 21st Street is illuminated at night by multiple, 100–120-foot-high lampposts, which are nearer to the residences on the east side.

Screening and Landscaping

The proposed PUD requires adherence to Section IV-B of the Unified Zoning Code regarding screening and adherence to the Wichita Landscape Ordinance for landscaping. With the surrounding properties zoned GI, screening fences and landscape buffers are not required along the property lines. The subject site will have to provide a landscaped street yard and parking lot screening along East 21st Street since it is an arterial street. The Ordinance provides an exemption of providing such landscaping along North Cleveland Avenue or North New York Avenue since all properties across the street are industrially zoned.

Parking and Queuing Spaces

The subject site will provide the following parking spaces:

- 100 Semi-truck (with trailers);
- 70 automobile;
- 25 Bobtail (parking for semi-truck tractors, no trailers attached);
- 7 RV hook-ups; and
- 5 EV charging stations

According to Section IV-A of the UZC, the combined total of off-street parking spaces for all use proposed on the site is 126 spaces. The provided parking exceeds the minimum requirements.

The proposed restaurant shows a minimum of 13 queuing spaces from the pick-up window. An order box is not identified on the site Plan. Section IV-A of the UZC requires a minimum of six queuing spaces from the order box, but if there is none, then it is six queuing spaces from the window. The truck wash queuing standard are three queuing spaces per 20 linear feet of the tunnel. The site provides two wash tunnels of approximately 100 feet in length each and five queuing spaces per tunnel, which meets the standard spacing.

Surrounding Context

Properties to the north, west, and south sides are zoned GI General Industrial District are a mixture of industrial uses, warehousing, and undeveloped parcels. Property to the east is the I-135 highway right-of-way.

CASE HISTORY:

ADJACENT ZONING AND LAND USE:

NORTH:	GI	Industrial Uses
SOUTH:	GI	Vacant
EAST:	N/A	Highway Right-of-Way
WEST:	GI	Warehousing/Industrial Uses

PUBLIC SERVICES: East 21st Street North is a paved, five-lane arterial street with a sidewalk on the north side. North Cleveland Avenue and North New York Avenue are paved, two-way local streets with no sidewalks. Wichita Transit provides regular bus service approximately one-half mile to the east and approximately one-half mile to the west. Municipal water and sewer serve the site.

CONFORMANCE TO PLANS/POLICIES: The requested zoned change is governed by the following plans:

Community Investments Plan: The requested zone change is in conformance with the *Plan's* 2035 Wichita Future

Growth Concept Map. The Map identifies the area to be appropriate for “Industrial” and “New Employment.” The “Industrial” category is described as “...areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Centers or concentrations of manufacturing, warehousing, distribution, construction, research, and technology are located in close proximity to highways and airports and may have rail service. Businesses with negative impacts associated with noise, hazardous emissions, visual blight, and odor typically are buffered from Residential uses by Commercial uses.” The “New Employment” category encompasses land that will be developed or redeveloped with similar uses to those listed in the “Industrial” use category. In this case, the nearest residential properties are located over 600 feet away and on the east side of I-135 from the proposed site.

The proposed rezoning is in conformance with the development pattern and land use compatibility locational guidelines of the *Community Investments Plan*. Development pattern guidelines state that industrial and major commercial uses should be located near arterials with good highway access. Land use compatibility guidelines state that major commercial and industrial uses should be buffered from lower intensity uses.

Wichita Places for People Plan: The proposed rezoning is in conformance with the *Wichita: Places for People Plan*. Specifically, it is in conformance with Strategy 3, which states: Improve the economic feasibility of commercial/service uses and the markets necessary to support them. It is also in conformance to Strategy 6, which states: Encourage infill development and redevelopment that is contextual to the environment in which it is occurring.

21st Street North Corridor Revitalization Plan. The requested zoning is in conformance with the *21st Street North Corridor Revitalization Plan*’s Recommendations. Goal 1 of the Plan states, “Increase the long-term economic renewal and sustainability of the 21st Street North Corridor Revitalization Plan area.” The subject site is the former location of the Derby-El Paso refinery site. The plan makes specific mention that this is a key site for redevelopment. The greater context surrounding the site is redevelopment with new industrial/warehousing, and the proposed travel/truck stop supports the greater redevelopment of the area.

The proposed zone change is in conformance with Plan’s preferred land use map, which identifies the site as a “Special Opportunity Area.” The Plan defines this area as a “land use category identified for the Derby-El Paso Refinery site area... The Special Opportunity Areas category was created specifically to preclude heavy industrial from locating here, but to otherwise be very broad in the types of uses that may be considered.” The proposed development supports the broader industrial area.

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Love’s Travel Stop Planned Unit Development PUD #113, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The RV campground shall comply with Title 26 of the Wichita Municipal Code.
3. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #113 Love’s Travel Stop Planned Unit Development) has special conditions for development on the property.
4. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: Properties to the north, west, and south sides are zoned GI General Industrial District are a mixture of industrial uses, warehousing, and undeveloped parcels. Property to the east is the I-135 highway right-of-way.

2. The suitability of the subject property for the uses to which it has been restricted: The properties are zoned LI Limited Industrial District and GI General Industrial District and are suitable for industrial uses. The majority of the proposed uses in the PUD would be permitted in the existing zoning.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The removal of restrictions to permit overnight RV parking on the site is not anticipated to have negative impacts on nearby properties, nor is it anticipated that existing uses on nearby properties will have negative impacts on the individuals staying overnight at this location. The removal of restrictions of the Wichita Sign Code to permit a larger sign may increase light pollution in the area. However, the interchange of I-135 and East 21st Street is currently illuminated at night by multiple, 100–120-foot-high lampposts in closer proximity to the residential uses.
4. Length of time the property has been vacant as currently zoned: The former industrial uses on the site ceased to operate some time ago. Between 2014 and 2017, the associated buildings of the former uses were razed.
5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request will bring a new service use to the area, which can support the larger industrial area of central Wichita in addition to supporting freight movement passing through Wichita. The subject development is redeveloping an old refinery with a use with significantly less impact to the surrounding area, which is a gain to public health, safety, and welfare. Denial would represent economic loss to the applicant.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the adopted plans as discussed in the staff report.
7. Impact of the proposed development on community facilities: The proposed uses will bring an increase of both automobile and semi-truck traffic to the area. The road rights-of-way in the vicinity have recently been reconstructed to facilitate the broader industrial redevelopment in the area. Staff does not anticipate any significant negative impacts to community facilities.
8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff has not received any comments regarding this application.

Attachments:

1. Planning Department Staff Recommended PUD #113 Text
2. PUD Drawing
3. Proposed Site Plan
4. Environmental Use Control Agreement (Separate Attachment)
5. Sign Justification Letter (Sign Visibility Rules of Thumb Attached Separately).
6. Sign Visibility Exhibit
7. Aerial Map
8. Zoning Map
9. Land Use Map
10. Photos

Planning Department Staff Recommended PUD #113 Text

Staff has no recommended changes to the PUD text.

Project Description:

This Planned Unit Development (PUD) is intended to allow for the redevelopment of 19.81 acres of the former Coastal Derby refinery, now known as ict21 Industrial District (Property) into a Travel Center accommodating passenger vehicles, commercial motor vehicles (CMV)s and recreational vehicles (RV)s as outlined in **Exhibit A**. The Travel Center will consist of a Convenience Store, Food Service, RV Hookups, Electric Vehicle (EV) charging spaces, gasoline and diesel fuel pumps, gasoline and diesel fuel tanks, and passenger vehicle and CMV parking on Parcel 2. Parcel 1 will contain a truck wash, tire changing center, lubricant center, and CMV parking. It is recognized that the project location is in a General Industrial (GI) and Limited Industrial (LI) District as defined by the Wichita-Sedgwick County Unified Zoning Code (Code) and the PUD is intended to address development standard conditions and establish new allowed uses that will benefit the project location and surrounding community as a whole.

General Provisions:

1. The PUD shall total of 19.81 acres.

2. Permitted Uses:

All uses permitted by right, including commercial and retail uses in the GI and LI Districts are permitted, including the following permitted uses:

RV parking for less than four consecutive days; RV hookups; RV Campground with appropriate permitting; and EV charging spaces subject to any restrictions in the General Notes.

3. Prohibited Uses:

The following uses are prohibited: those uses contained in the Environmental Use Control Agreement, filed June 16, 2020 (EUCA) **Exhibit B**, Adult Book and Video Stores or other sexually oriented businesses; Community Corrections Facilities; Half-way Houses; Drug or Alcohol Rehabilitation Facilities; New and/or Used Car Lots; Multi-game, Casino-style Gambling; Commercial Billboards used for third party advertising; Billboards or signage that does not comply with all state and local rules and regulations including lighting, height, spacing, and distancing requirements (unless modified herein); Payday Lenders or similar short-term lending or check cashing institutions as these are listed in the Tax Increment Financing (TIF) Development Agreement between the City of Wichita, Kansas and ict21, LLC.

4. Signs:

All signage included in **Exhibit C**, including one Hi-Rise Sign not to exceed 80 feet high with a maximum square footage of 1,400.00, one Street Sign not to exceed 25 feet high with a maximum square footage of 210.00.

5. Screening:

Screening shall be installed pursuant to the Code for GI and LI Districts. The Code does not require screening in the GI and LI Districts for the uses contained under the PUD.

6. Landscaping:

Landscaping shall adhere to the requirements of the Wichita Landscape Ordinance.

7. Parking:

Parking shall consist of the following:

- a. 100 semi-truck parking spaces; and
- b. 70 auto parking spaces; and
- c. 25 bobtail parking spaces; and
- d. 7 RV parking spaces; and
- e. 5 electronic vehicle parking spaces.

General Provisions:

1. The transfer of the title on all or any portion of the Property included in the PUD does not constitute a termination of the PUD or any portion thereof, however, the Director of Planning, with the concurrence of the Zoning Administrator, may approve minor adjustments to the conditions of this overlay, consistent with the approved development plan, without filing a formal PUD amendment. The PUD shall run with the Property and be binding upon the present owners, their successors, and assigns and their lessees unless amended.

2. Amendments, adjustments, or interpretations to the PUD shall be done in accordance with the Wichita-Sedgwick County, Kansas Unified Zoning Code.

3. Property Description:

Parcel 2: Lot 1, Block C, Cornejo Industrial District Addition.

Parcel 1:

LOT 1, BLOCK B, CORNEJO INDUSTRIAL DISTRICT, WICHITA, SEDGWICK COUNTY, KANSAS.

A TRACT OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP TWENTY-SEVEN SOUTH (T27S), RANGE ONE EAST (R1E) OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WICHITA, COUNTY OF SEDGWICK, STATE OF KANSAS, SAID LAND ALSO BEING A PORTION OF LOT 1, BLOCK B, CORNEJO INDUSTRIAL DISTRICT, AS SHOWN PER DOCUMENT NO. 30120508, IN THE OFFICIAL RECORDS OF THE SEDGWICK COUNTY REGISTER OF DEEDS, SAID LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS DESCRIPTION TO FOLLOW:

BEGINNING AT A SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "BLEW & ASSOC. KS LS-321" LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NEW YORK AVENUE (A 60' PUBLIC RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF CLEVELAND AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALSO BEING THE WEST BOUNDARY LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES:

1. N00°46'12"W A DISTANCE OF 218.33 FEET TO A SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "BLEW & ASSOC. KS LS-321" TO A POINT OF CURVATURE;

2. ALONG A CURVE TURNING TO THE LEFT HAVING A RADIUS OF 490.22 FEET, WITH AN ARC LENGTH OF 189.64 FEET, BEING SUBTENDED BY A CHORD BEARING OF N11°51'08"W, WITH A CHORD DISTANCE OF 188.46 FEET TO A SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "BLEW & ASSOC. KS LS-321";

3. ALONG A REVERSE CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 420.22 FEET, WITH AN ARC LENGTH OF 156.42 FEET, BEING SUBTENDED BY A CHORD BEARING OF N12°16'15"W, WITH A CHORD DISTANCE OF 155.52 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE OVER AND THROUGH SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1. N89°11'07"E A DISTANCE OF 566.60 FEET;
2. 2) S00°46'12"E A DISTANCE OF 246.59 FEET;
3. 3) N89°13'48"E A DISTANCE OF 271.62 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1, SAID POINT ALSO BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID NEW YORK AVENUE;

THENCE ALONG THE WEST AND NORTH RIGHT-OF-WAY LINE OF SAID NEW YORK AVENUE, ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES:

1. S05°44'39"W A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE MARKED BY A 1/2" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BAUGHMAN CLS 58" FOUND IN PLACE;

2. ALONG A CURVE TURNING TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, WITH AN ARC LENGTH OF 174.88 FEET, BEING SUBTENDED BY A CHORD BEARING OF S47°28'47"W, WITH A CHORD DISTANCE OF 159.81 FEET TO A SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "BLEW & ASSOC. KS LS-321";

THENCE S89°13'48"W A DISTANCE OF 628.57 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 364,693 SQUARE FEET OR 8.37 ACRES MORE OR LESS, AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY, AND/OR EASEMENTS, LEASES AND OPTIONS.

as outlined in *Exhibit A*.

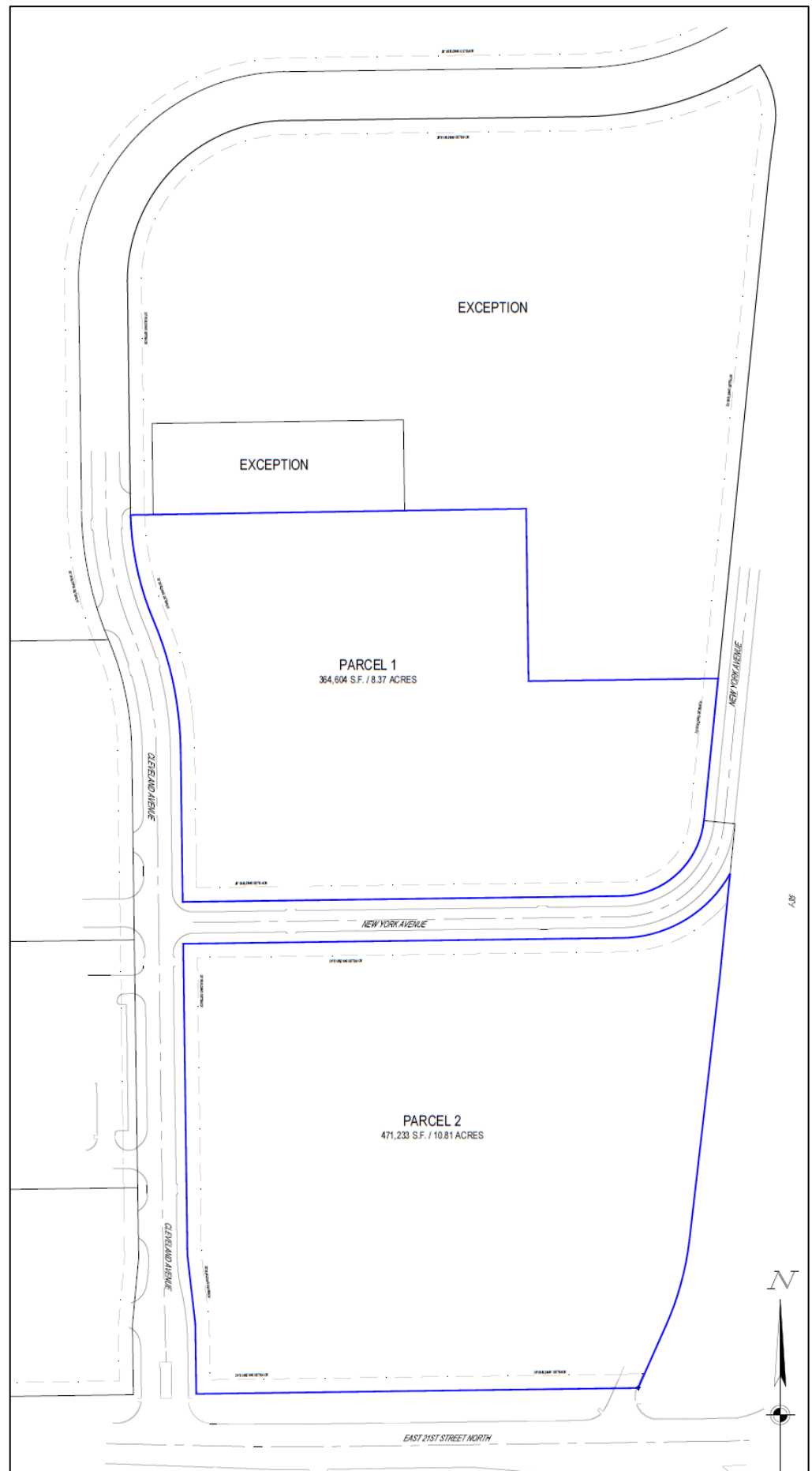
4. Development of this Property shall proceed as approved by the Wichita – Sedgwick County Planning Commission and approved by the governing body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

5. All of the terms and conditions of the TIF and EUCA shall apply.

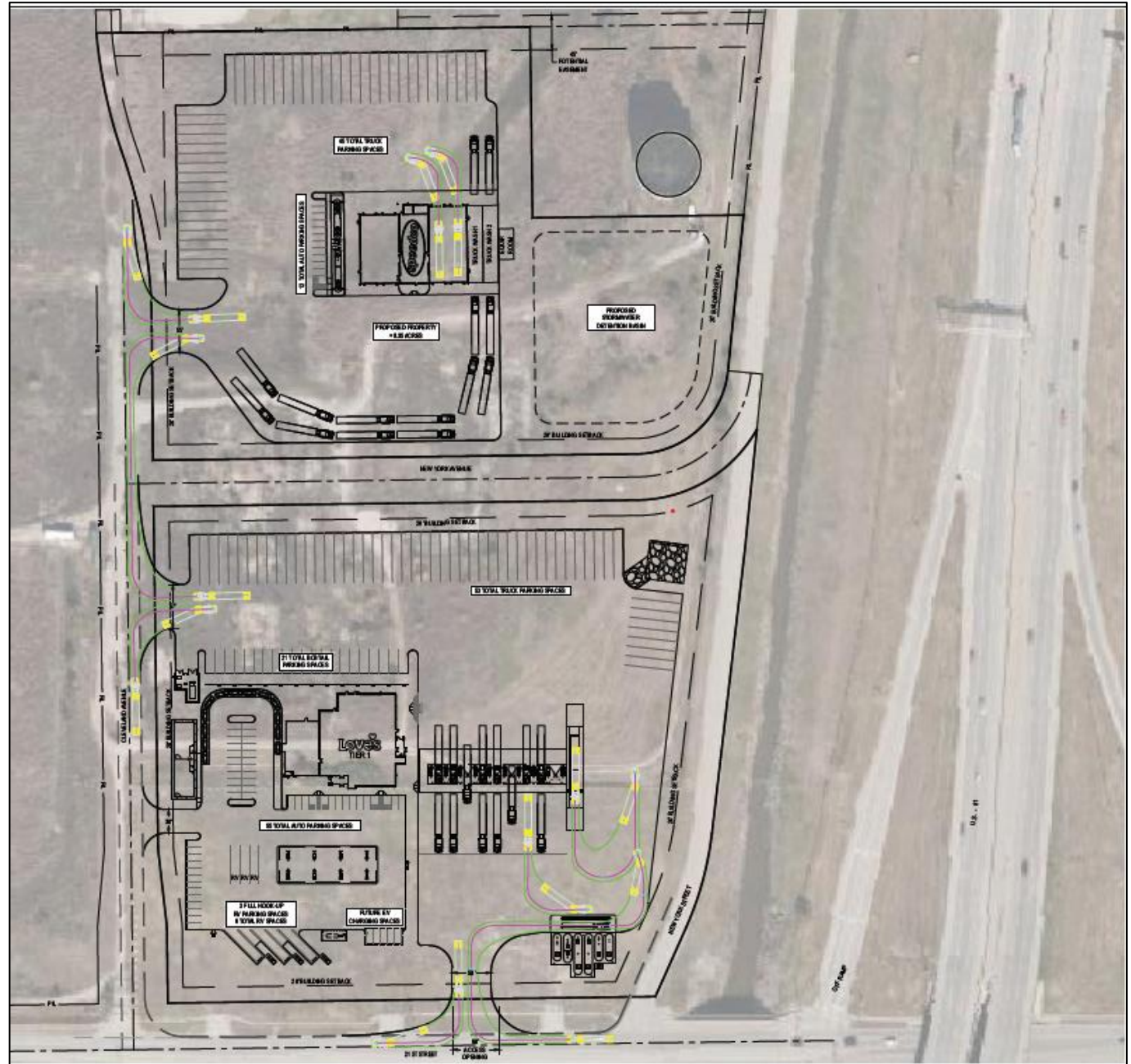
6. Any major changes within this PUD shall be submitted to the Planning Commission and the Governing Body for their consideration. Amendments, adjustments, or interpretations of the PUD shall be made in accordance with the Code.

7. A certificate or Notice of PUD is required to be recorded with the Sedgwick County Register of Deeds Office upon approval of the PUD.

PUD #113 Drawing



PUD Proposed Site Plan



Sign Justification Letter



10601 North Pennsylvania Avenue, Oklahoma City, OK 73120
www.loves.com

City of Wichita

RE: Sign Variance request included in PUD application for subject property

Dear sir or madame;;

We respectfully submit the attached source information highlighting the program we use to determine the signage needs for each of our new locations. We take the following steps to help us determine the height, size and location of high rise sign placement as well as on premise directional signage to ensure the safety of our customers and passersby.

Included you will find our sign package, the sign study that informed that package and the USSC Foundation study that informs us about safe distances, reaction times and movement needs for roadways as it relates to signage. It is of critical importance to us that we keep all drivers safe particularly as it involves commercial truck drivers being able to safely access the amenities they need while working on our nations roadways every day.

Signs are expensive. We have a job as an employee of our family owned company to be good stewards and to ensure our signage accomplishes the above in the most economical way. Meaning, we don't want a taller or bigger sign than we need to get drivers off the interstate and into our facility than we absolutely have to.

Please let me know if you have any questions or need any additional information. Thank you for your consideration and I look forward to our future location in Wichita and our contribution in revitalizing this brownfield property.

Kind regards,

Barbara Peck

Barbara Peck
Real Estate Project Manager
Love's Travel Stops and Country Stores
c: 405.777.3496
o: 405.302.6774
Loves.com
Follow us on: [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Instagram](#)

Sign Visibility Exhibit



1027 5th Ave. NW | Watertown, SD 57201 | 605.753.9700

January 31st, 2023

Re: Sign Survey – Wichita, KS
Property Location: Northwest quadrant of I-135 and 21st Street intersection; Exit 9
Survey Date: January 27th, 2023
Blimp Information: Northeast corner of the property, 80' OAH
Latitude: 37.724447 / Longitude: 97.319481 / Google Earth Elevation: 1314'

The blimp used in this survey was at 80' OAH located on the Northeast corner of the property. The Hi-Rise Sign superimposed in this survey reflects a structure that is 75' OAH located at the same spot – coordinates noted above for the specific location.

Northbound traffic will follow the curve in I-135 providing them with their initial read on the Hi-Rise sign between 0.4 and 0.3 miles from the exit. They will have a full read on the Hi-Rise sign as they travel towards the off-ramp, however, at 0.2 miles from the exit there is a tree that will briefly obstruct the read on the price sign.

Southbound traffic will have their initial (partial) read on the Hi-Rise sign at 1.0 mile from the exit as it appears through some trees. They will continue to have a partial read on the sign, due to trees and other sign obstructions, as they continue to 0.4 miles from the exit. Traffic will have a full read on the sign as they travel from 0.4 miles to the off-ramp exit.

The property is located within the City and the sign code is as follows:

Hi-Rise/Pole / Street Sign / Ground Sign: Shall not exceed 25 feet in overall height and 300 sq. ft.

Setback: 1/3 the frontage of the lot or 15 ft., whichever is less. When more than one ground or pole sign is permitted on the lot, there shall be a minimum horizontal distance of 150 ft. maintained (along the same street frontage) from another ground or pole sign.

Wall Signs: No square foot restrictions are noted within the sign code. Must have street frontage.

Directional Signs: Max area of 6 sq. ft. and no height restrictions. Directional signs that are larger than 6 sq. ft. and within the 35' of street right of way count as freestanding signs and count against the frontage. Multiple lots owned by the same person count as 1 lot.

Exempt: On-site directional signs that do not exceed 3 sq. ft. in area.

Banners: 64 sq. ft. max and 1 per business – no more than 30 days.

Fuel Canopies: These are counted as wall signs as a separate building.

CAT Scale Signs: There are 2 signs included. The large overhead helps the driver line up correctly and tells them which side to enter and the small one is a speaker box at window height for speaking with the attendant. Any sign over 3 sq. ft. counts and needs to be permitted.

Painted/Architectural Elements: All signage that is for advertising counts and requires a permit.

They do have a variance process in place. I spoke with Barbara Peck regarding the OAH of the sign and determined 75' would provide the best read for both Northbound and Southbound traffic flow. Therefore, we would propose a sign that is 75' OAH located at the Northwest corner of the property as noted above. A variance would be required for the proposed Hi-Rise sign, for both overall height and sq. ft.

A preliminary filing with the FAA was submitted and we were given a no-hazard determination for the proposed sign structure's height and location. No additional follow-up will be required, however, any height and/or location change of the structure would require a new filing to confirm compliance with the FAA requirements.

Once you have had a chance to review the information, please let us know if you have any questions.

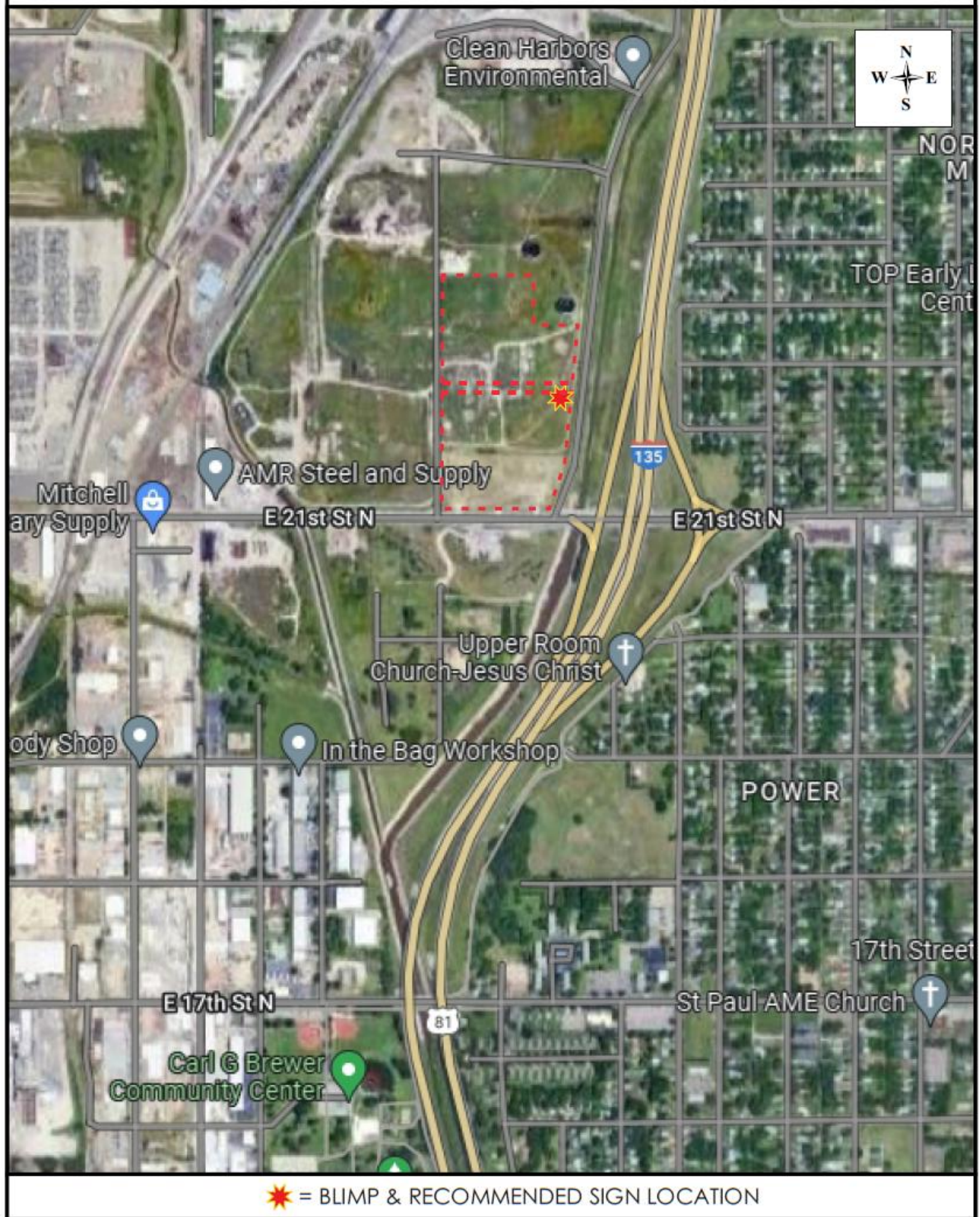
Thank You,

A handwritten signature in black ink, appearing to read "Kevin Keup", is written over a horizontal line.

Kevin Keup
Effective Images, Inc.

Emailed: Greg Love, Rick Shuffield, Frank Ille, Barbara Peck, Kari Keup, Betty Torstenson

WICHITA, KS



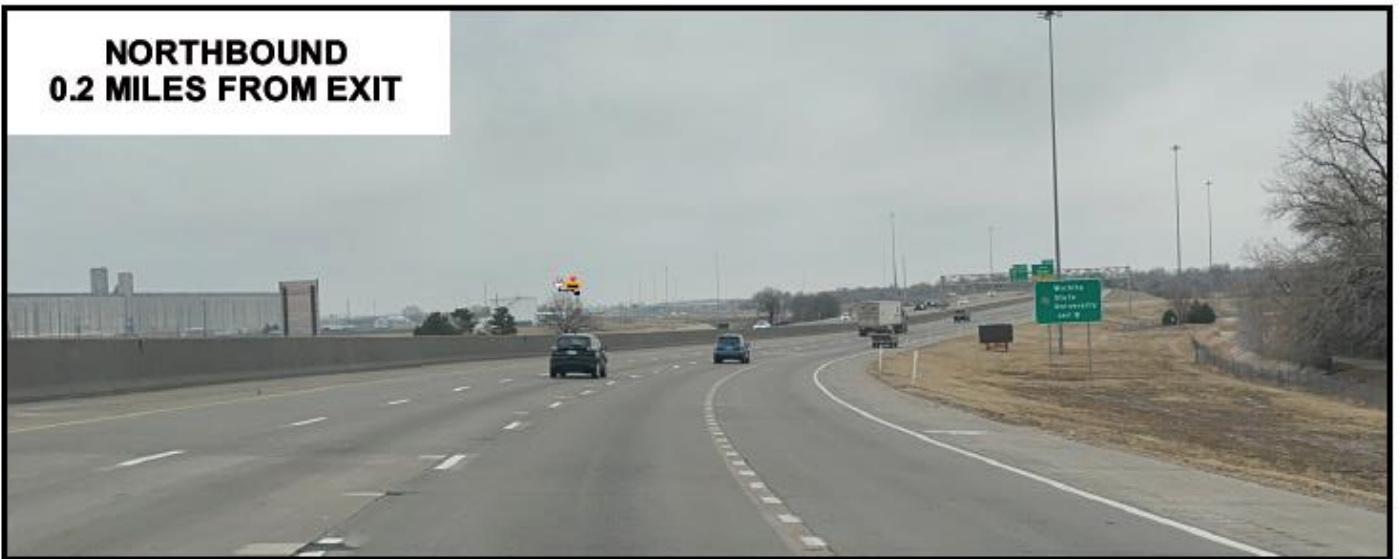
**NORTHBOUND
0.4 MILES FROM EXIT**



**NORTHBOUND
0.3 MILES FROM EXIT**



**NORTHBOUND
0.2 MILES FROM EXIT**



**NORTHBOUND
0.1 MILES FROM EXIT**



**SOUTHBOUND
1.0 MILES FROM EXIT**



**SOUTHBOUND
0.9 MILES FROM EXIT**



**SOUTHBOUND
0.8 MILES FROM EXIT**



**SOUTHBOUND
0.7 MILES FROM EXIT**



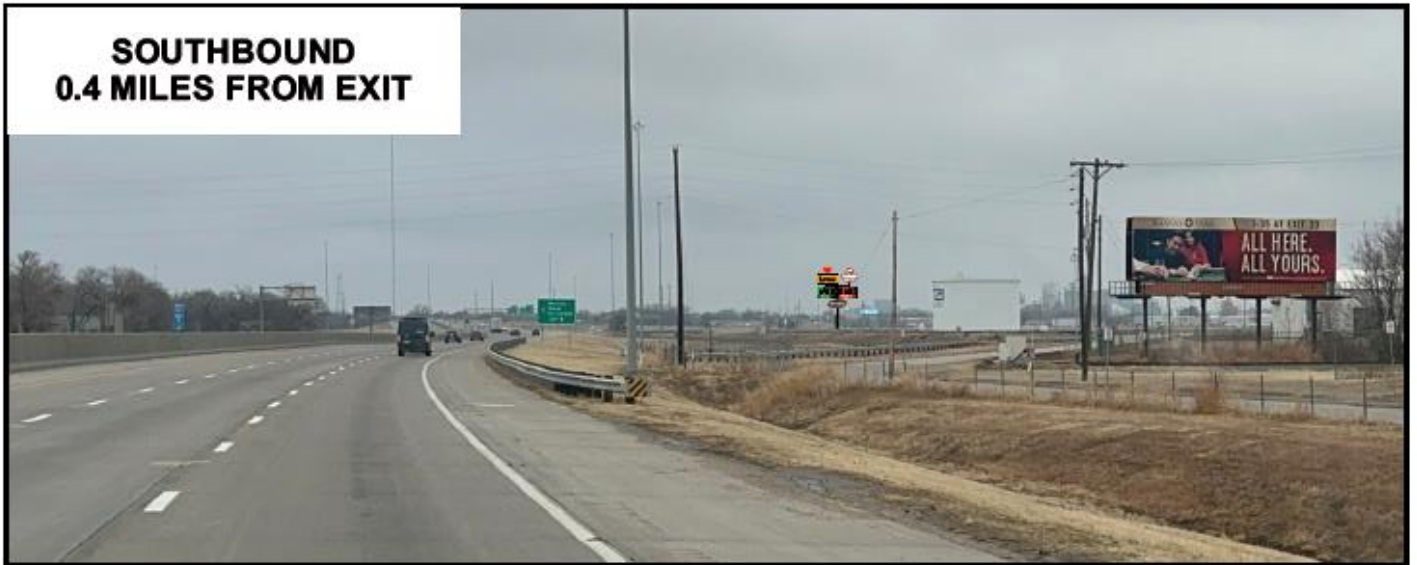
**SOUTHBOUND
0.6 MILES FROM EXIT**



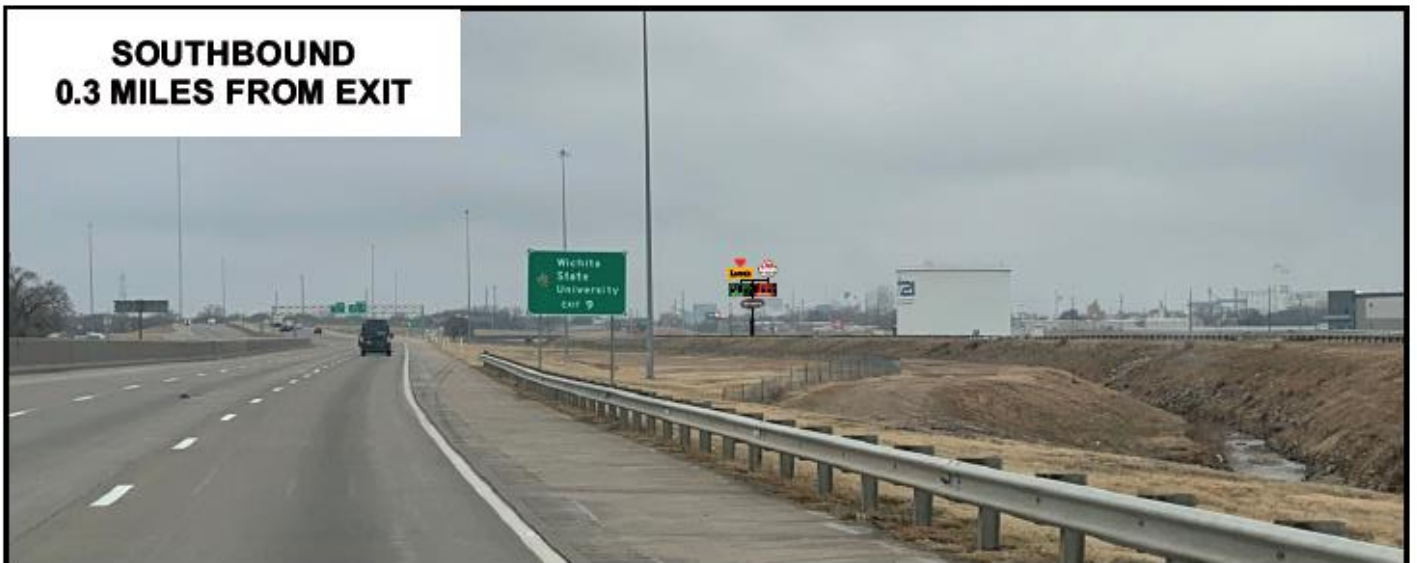
**SOUTHBOUND
0.5 MILES FROM EXIT**



**SOUTHBOUND
0.4 MILES FROM EXIT**



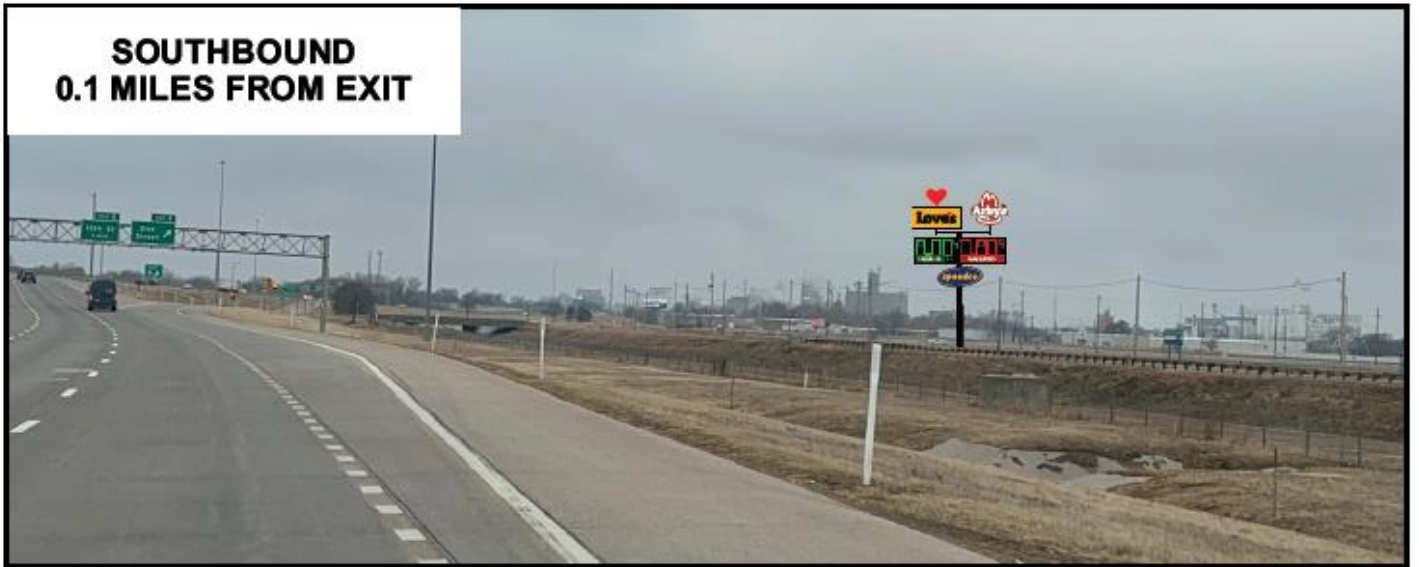
**SOUTHBOUND
0.3 MILES FROM EXIT**



**SOUTHBOUND
0.2 MILES FROM EXIT**



**SOUTHBOUND
0.1 MILES FROM EXIT**



Overall Height: 75'
Total Sq. Feet: 1167.88

Love's Hi Rise



Client:
Love's

Location:
Wichita, KS

Account Rep:

Drawing #:

Revision:

Drawn By:

Date:
2/2/2023

Scale:
3/32" = 1'

Sales Order #:

8' x 10' Led Heart
by Sunshine
(80 sq. Ft.)
1' Separation

9' x 22' Love's
(198 Sq. Ft.)

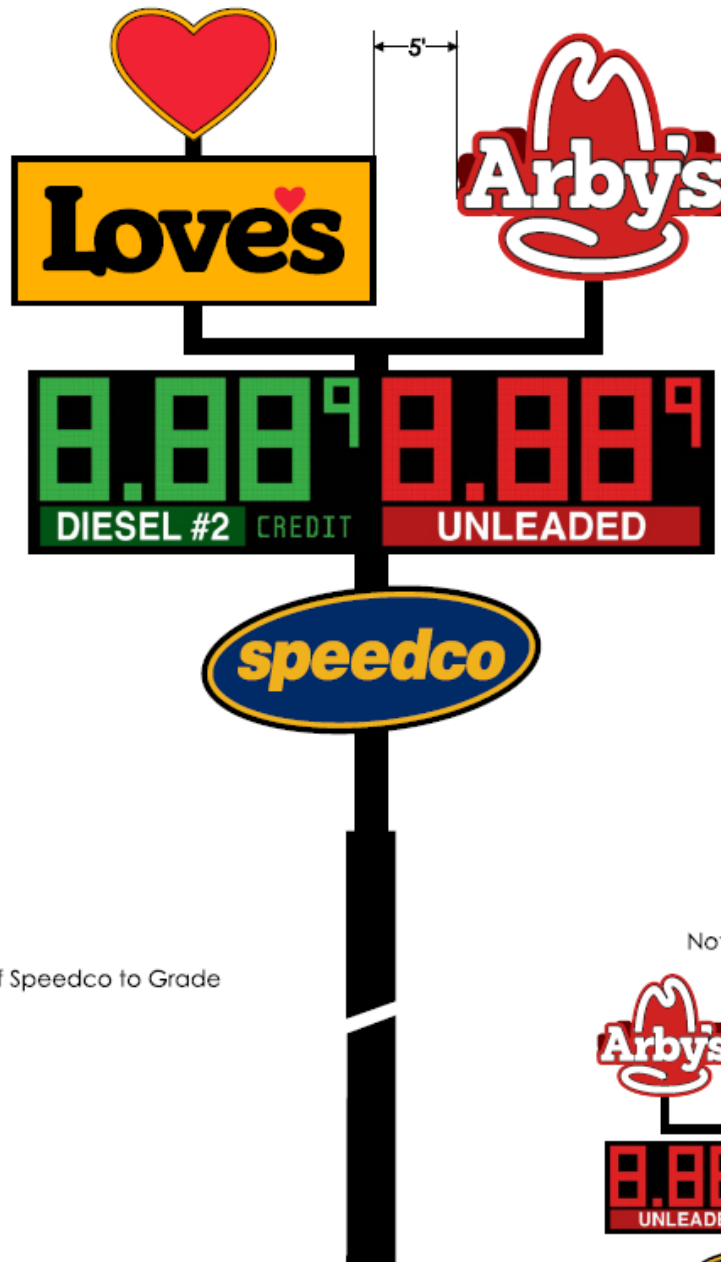
4' Separation

11' x 41' 6" Price
Sign By Sunshine
89" Numerals
(456.5 Sq. Ft.)

2' Separation

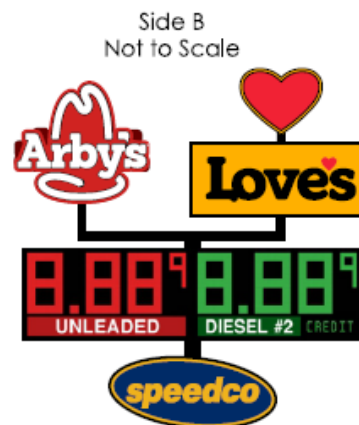
9' x 20' 7" Speedco
(185.25 Sq. Ft.)

31' From Bottom of Speedco to Grade



15' x 16' 6 1/2"
Arby's B-18
Concept Drawing
Only
(248.13 Sq. Ft.)

5' 6" Separation

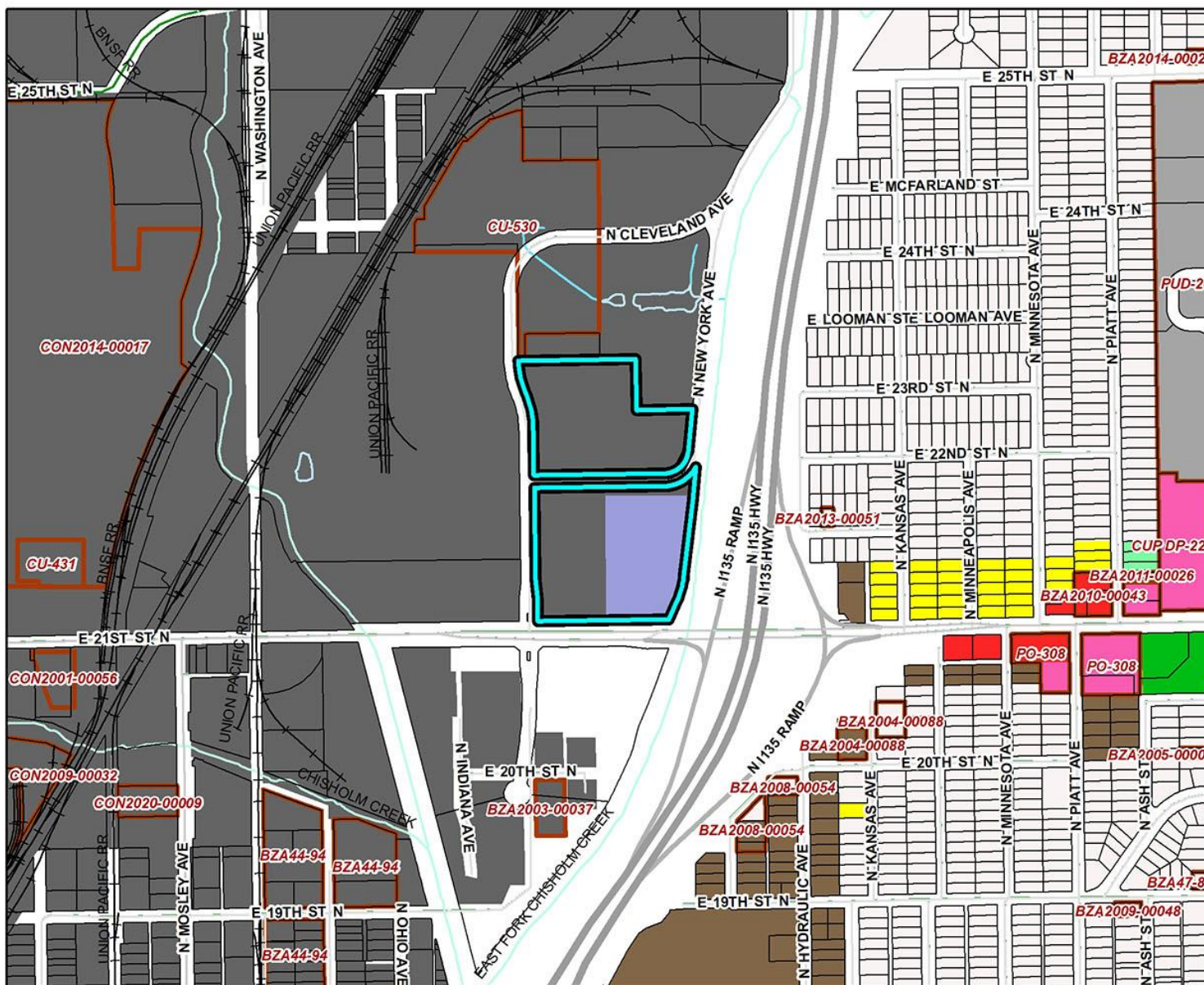


Diesel & Love's to be Installed Toward Interstate/Highway.
*Note: Product panel copy and numeral details to be confirmed by others.

Computer generated colors
in this artwork are not an
exact match to the finished
sign colors. Material samples
are available upon request.
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

ZONING

- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN
- HISTORICAL
- DELANO



2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Other Urban Growth Areas 2014
-  Other Urban Growth Areas 2014
-  Rural Growth Areas 2014

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Nghbd_Plan_Areas

N



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Looking south at Parcel 2 from New York Ave



Looking north at Parcel 1 from New York Ave



Looking southeast at Parcel 2 from New York Ave



Looking northeast at I-135



Looking southwest away from Parcel 2 from New York Ave



Looking north at I-135 along New York Ave



Looking northwest away from Parcel 1 from New York Ave



Looking south at I-135 along New York Ave

